UNITED STATES DISTRICT COURT SOUTHERN DISTRICT OF TEXAS HOUSTON DIVISION

OLUFUNKE ADENIRAN,	§	
Plaintiff,	§	
	§	
v.	§	CIVIL NO. 4:17-cv-02241
	§	
WILMINGTON SAVINGS FUND	§	
SOCIETY, FSB D/B/A CHRISTIANA	§	
TRUST, AS TRUSTEE FOR PRETIUM	§	
MORTGAGE ACQUISITION TRUST	§	
AND RUSHMORE LOAN	§	
MANAGEMENT SERVICES, LLC,	§	
Defendants.	§	

PLAINTIFF'S MOTION IN LIMINE

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW, Olufunke Adeniran ("Plaintiff"), and files this *Plaintiff's Motion in Limine* prior to the voir dire examination of the jury panel, the presentation of any evidence, or the reading of any pleadings.

Plaintiff respectfully moves this Honorable Court for an order instructing and directing all attorneys, and through said attorneys all parties and witnesses, not to refer, directly or indirectly, in the presence of the jury panel, or the jury finally selected to try this cause, or to make any statement, or ask any questions, injecting any of the following matters into the proceeding on this cause, or to put before the jury or jury panel, in any form or manner whatsoever, directly or indirectly, any of the following things or matters or, in the alternative, to require said attorneys, parties and witnesses to first bring to the attention of the Court, out of the

presence of the jury or jury panel, any such things or matters, in order that the Court may first determine the admissibility and relevance of such matters before they are injected into the case in the presence of the jury or jury panel.

In this connection, Plaintiff will show the Court that the matters set out would be inadmissible for any purpose on proper and timely objection in that they have no bearing on the issues in this case or the rights of the parties to this suit. Permitting interrogation of witnesses, comments to jurors or prospective jurors, or offers of evidence concerning these matters would prejudice the jury, and sustaining objections to such questions, comments, or offers would not cure such prejudice but rather reinforce the impact of such prejudicial matters on the jurors. Plaintiff submits that the following matters would not be admissible for any purpose in this cause.

1.	<u>Damages Not Asserted or Dropped</u> : Any comment, inference, evidence, testimony, visual aid, demonstrative evidence, or questions eliciting testimony on any element of damages that Plaintiff has not asserted or have dropped from their current, live pleading.		
	☐ Agreed.	☐ Granted.	☐ Denied.
2.	<u>Statements of Law</u> : Any statement of the law other than regarding the burden of proof at the basic legal definitions counsel believes to be applicable before the court rules on the la applicable to this case.		
	☐ Agreed.	☐ Granted.	☐ Denied.
3.	<u>Prior Claims, Settlements or Lawsuits</u> . Any comment, inference, evidence, testimony, visual aid, demonstrative evidence, or questions eliciting testimony that Plaintiff has had prior claims, suits or settlements, including any mention of whether said claims resulted in settlements or lawsuits having been filed or tried.		
	☐ Agreed.	☐ Granted.	☐ Denied.
4.	<u>Undisclosed Witnesses</u> . The calling of witnesses, either expert or lay witnesses, other those previously disclosed by depositions, specific request or by way of answer interrogatories, since the disclosure of witnesses at this time would constitute surprise present grounds for a continuance in this cause and the calling of such witnesses should be allowed without previous disclosure in sufficient time to secure adequate discoveregarding such witnesses.		
	☐ Agreed.	☐ Granted.	☐ Denied.

5.	aid, demonstrative evidence, or questions eliciting testimony regarding the introduction of any expert opinion testimony until the witness in question is duly qualified as an expert if the field about which his or her testimony relates and in which he or she is qualified to render an opinion on the specific subject upon which such expert will give testimony. Further, introduction of opinion testimony until the expert's opinions are determined to be reliable and based upon generally accepted standards in the field in which the expert offer testimony and opinions.		
	☐ Agreed.	☐ Granted.	☐ Denied.
6.	evidence, testimony, regarding opinions of writings reviewed an	mony of Experts Not Previously Identification, visual aid, demonstrative evidence, or of experts, the offering of treatises, period or relied upon by the expert and the substreviously been provided to or identified by very inquiries.	questions eliciting testimony iodicals, authorities, or other stance of any testimony of the
	☐ Agreed.	☐ Granted.	☐ Denied.
7.	<u>Unavailable Witnesses</u> . Any comment, inference, evidence, testimony, visual aid demonstrative evidence, or questions eliciting testimony that Plaintiff has not called any witness 1) equally available to both parties; and/or 2) over which Plaintiff has no control in this cause. In this connection, Plaintiff moves that opposing counsel further be instructed not to tender, read from, or refer to any <i>ex parte</i> statement or report of any person not then and there present in court to testify and to be cross-examined by counsel for Plaintiff, and that opposing counsel be instructed not to suggest to the jury by argument or otherwise what would have been the testimony of any witness not actually called or to make any mention or reference to the probable testimony of a witness who is absent, unavailable, or not called to testify in this case or any tender, reading from, or referral to any <i>ex parte</i> statement or report of any person not then and there present in court to testify and to be cross-examined by counsel for Plaintiff.		
	☐ Agreed.	☐ Granted.	☐ Denied.
8.	evidence, or question conviction or a guilty or the fact that Plair	Any comment, inference, evidence, testimens eliciting testimony regarding any crimy plea to a crime of moral turpitude or a fentiff or any witnesses or experts may or ave been dismissed as such information is as	inal charge not resulting in a clony within the last ten years, may not have had a criminal
	☐ Agreed.	☐ Granted.	☐ Denied.
9.	inference, evidence,	testimony, visual aid, model, demonstratives or attempting to demonstratives.	rative evidence, or questions

	photographs, movies, videotapes, visual aids, demonstrative tool, or similar displays of demonstrations by any expert or witness or counsel that has not been produced or otherwise made available to Plaintiff's counsel prior to trial.		
	☐ Agreed.	☐ Granted.	☐ Denied.
10.	<u>Newspaper Articles and Publications</u> : Any comment, inference, evidence, testimore visual aid, demonstrative evidence, or questions eliciting testimony regarding newspaper articles, publications, case opinions and/or treatises without first obtaining from the Court as to the admissibility of said evidence.		
	☐ Agreed.	☐ Granted.	☐ Denied.
11.	demonstrative evidence, or	Any comment, inference, evid r questions eliciting testimony who of be subject to federal income t	ether any recovery of Plaintiff
	☐ Agreed.	☐ Granted.	☐ Denied.
12.	<u>Possibility of Recovery of Interest</u> . Any comment, inference, evidence, testimony, vis aid, demonstrative evidence, or questions eliciting testimony regarding whether Plaintiff be able to recover interest on any damages that may be awarded.		
	☐ Agreed.	☐ Granted.	☐ Denied.
13.	Verdict as Windfall. demonstrative evidence, of would be a windfall for any	Any comment, inference, evidor questions eliciting testimony was party or person.	
	☐ Agreed.	☐ Granted.	☐ Denied.
14.	stipulate to either the admit front of the jury, includin	in Jury Presence. Any request for issibility of any evidence or to stip g but not limited to offers of propould create prejudice to Plaintiff is reto.	ulate to any facts or matters in of, because such procedure is
	☐ Agreed.	☐ Granted.	☐ Denied
15.	evidence, or questions elic	mment, inference, evidence, testimetring testimony regarding whether agreement and who is paying exp	Plaintiff's attorneys represent

	☐ Agreed.	☐ Granted.	☐ Denied.
16.	<u>Contract for Employment of Plaintiff's Attorneys:</u> Any comment, inference, evidence, testimony, visual aid, demonstrative evidence, or questions eliciting testimony regarding the details of the contract for employment between Plaintiff and her Attorneys.		
	☐ Agreed.	☐ Granted.	☐ Denied.
17.	Attorney-Client Relationship demonstrative evidence, or que ethical or fiduciary aspect of the	estions eliciting testimony	<u> </u>
	☐ Agreed.	☐ Granted.	☐ Denied.
18.	demonstrative evidence, or que other than the grounds timely	estions eliciting testimony pleaded in Defendants' ar sts to Defendants, and h	evidence, testimony, visual aid, on a defense, including affirmative, nswer, timely disclosed in Response have not been dismissed through a
	☐ Agreed.	☐ Granted.	☐ Denied.
19.		rative evidence, or questic	ny comment, inference, evidence, ons eliciting testimony regarding the rneys.
	☐ Agreed.	☐ Granted.	☐ Denied.
20.	counsel is bad, has a particu	lar reputation, or that the	ther counsel, inferences that adverse e arguments, theories or claims of r claims that are typically, routinely
	☐ Agreed.	☐ Granted.	☐ Denied.
21.		estions eliciting testimony	nce, evidence, testimony, visual aid, that there are too many lawsuits or is needed.
	☐ Agreed.	☐ Granted.	☐ Denied.
22.	demonstrative evidence, or qu any ruling by the Court in res	estions eliciting testimony ponse to this motion, sug	ce, evidence, testimony, visual aid, y that this motion has been filed, or gesting or inferring to the jury that has excluded proof of any particular

	☐ Agreed.	☐ Granted.	☐ Denied.
23.	demonstrative evidence, or quest advertised, is advertising or will be	comment, inference, evidence, testions eliciting testimony that Plair advertising for law firm services in on that Plaintiff's counsel runs advert	ntiff's counsel has the area, including
	☐ Agreed.	☐ Granted.	☐ Denied.
24.	<u>Past Verdicts for Attorney Fees:</u> Any comment, inference, evidence, testimony, visual aid, demonstrative evidence, or questions concerning past verdicts and the amount of attorney fees awarded in past verdicts. This information is irrelevant to this case, would be proffered to unfairly influence the jury in this case, and would result in severe prejudice to Plaintiff if used.		
	☐ Agreed.	☐ Granted.	☐ Denied.
	Each of such matters is wholly in	mmaterial, irrelevant and prejudicial	to any matters of
material fact in this cause and such matters or information or facts are not required or not necessary			
to the material facts to be presented to the jury or jurors in this case, and such matters would be and			
are prejudicial and harmful, and without probative value, and are of such character as to cause bias,			
prejudice, and dispose the jury against Plaintiff, and that the mere mention thereof or the asking of			
questions about such matters, even if objections were timely made and sustained, would cause and			
create	bias and prejudice Plaintiff so that in	reparable harm and damage would ha	ave already resulted
to the detriment of Plaintiff and instruction to the jury could not sufficiently dispel such prejudice			

WHEREFORE PREMISES CONSIDERED, Plaintiff prays this Honorable Court to grant *Plaintiff's Motion in Limine*. Plaintiff also requests any other and further relief, either at law or in equity, to which Plaintiff may show herself to be justly entitled.

from their minds.

Respectfully submitted,

MOSTYN LAW

/s/ Michael A. Downey
Michael A. Downey
State Bar No. 24087445
3810 West Alabama Street
Houston, TX 77027
Telephone (713) 714-0000
Facsimile (713) 714-1111
maddocketefile@mostynlaw.com
ATTORNEYS FOR PLAINTIFF

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing instrument has been served on all attorneys of record in accordance with the Federal Rules of Civil Procedure on this, the 15th day of October, 2018.

/s/Michael A. Downey
Michael A. Downey